



Staff Report

Subject: 2nd reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: November 4, 2025

Proposed Zoning: AR-2 (Agricultural – Residential, 1 acre or more)

Existing Zoning: R-1 (Single-family residential district)

Map & Parcel: 354-46

Parcel Size: 2.52 acres

Proposed Use: Religious Housing

Applicant: Noi Tran
624 Tradewinds Loop
Rincon, GA 31326

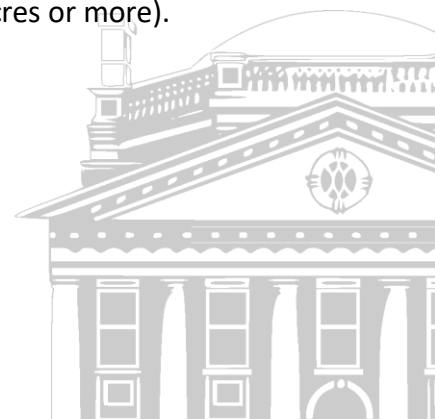
Owner(s): Noi Tran
624 Tradewinds Loop
Rincon, GA 31326

Location: 7016 Highway 17 South

Existing Land Use and Zoning:

The parcel totals 2.52 acres and is located on Highway 17 S just north of Highway 80. According to the Tax Assessor's website, this parcel is currently has a single-family residence and accessory structure. Ingress and egress for this parcel is located off of Highway 17 South.

The parcel is currently zoned R-1 (Single-family Residential District). The property to the south is zoned B-3 (Major Commercial District), while the north parcel is zoned R-1 (Single-family residential district). East, and west properties are zoned AR-1 (Agricultural – Residential, 5 acres or more).



The Proposed Development:

The applicant has requested to rezone the total 2.25 acres to AR-2 (Agricultural – Residential, 1 acre or more) for Religious Housing. The parsonage will be a mobile home, but the R-1 zoning district does not allow for mobile homes in the zoning district.

Per the Effingham County Code of Ordinances, **Section 4.1A – Permitted use table**, This zoning district allows for the following; Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Mobile Homes, Manufactured Homes, Parks, Openspace & Trails, Education Support Facilities, Fire and Rescue, Police, Emergency management Agency, Emergency Medical Services, E-911, Places of Worship, Crop Production, Vegetable Farming or Growing Services, Fruits and Trees, Greenhouse, Nursery, and Floriculture, Food Crops Grown Under Cover, Nursery and Tree Production, Floriculture Production, Poultry and Egg Production and Hatcheries, and Apiculture (Bees, Wax, and Related Operations).

Comprehensive Plan:

This parcel falls within the Agricultural–Residential area within the Future Land Use Map (FLUM). The predominant use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37) The parcel adjacent to this property is located within the commercial area on the FLUM. The predominant use of land for the commercial area ranges from small-scale stores and serving residential areas, to wholesale operations, and everything in between (pg. 36).

Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, Mr. Walter Boykin motioned for approval. Mr. Neal Kessler seconded the motion, and it carried unanimously.

Determination:

Staff has reviewed the application, and the application is complete.

Planning and Zoning Services

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